



PLANNING & ZONING COMMISSION MEETING

Tuesday, January 24, 2023 at 6:00 PM

Agenda

1. **Call to Order**
2. **Approval of Minutes**
 - A) [Planning and Zoning Minutes December 27, 2022](#)
3. **Request for Conditional Use**
 - A) [Stuckey Mine](#)
4. **New Business**
5. **Next Meeting**

February 28, 2023
6. **Adjourn**

**MINUTES OF THE REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
OF THE CITY OF GLUCKSTADT, MISSISSIPPI**

A regular meeting of the Planning and Zoning Commission of the City of Gluckstadt, Mississippi (“the Board”) was duly called, held, and conducted on Tuesday, December 27, 2022, at 6:00 p.m. at Gluckstadt City Hall, 343 Distribution Drive, Gluckstadt, Madison County, Mississippi.

The following members were present, to-wit:

Melanie Greer
Phillips King
Sam McGaugh
Katrina Myricks

Present via phone conference:

Tim Slattery

Absent:

Andrew Duggar

Also present:

Zachary L. Giddy, Attorney
Mike McCollum and William Hall, City of Gluckstadt

Chair Melanie Greer called the meeting to order. Roll was called and it was announced that a majority of the voting members of the Board were present, and that said number constituted a quorum.

The Board considered the Minutes of the November 22, 2022, meeting. Commissioner Sam McGaugh moved to approve the minutes as written. The motion was seconded by Commissioner Katrina Myrick and approved unanimously.

NEW BUSINESS

**Preliminary Plat – Kayo Place
“Located off Calhoun Station Pkwy”**

The Board considered the Preliminary Plat Site Plan Kayo Drive, which is located off Calhoun Station Parkway. Mike and Sam Peters appeared on behalf of Kayo Place. This is 12 acres of land sold with 3 parcels with a 400-foot cul de sac on the back parcel. The front parcel will have access to current water and sewer lines. The road design will be built according to city requirements. The property is currently zoned C2. Commissioner McGaugh recommended an additional 50-foot buffer from the

southwest property line on the two sides adjacent to the commercially zoned property that is currently being used as residential.

On motion by Commissioner Sam McGaugh and seconded by Commissioner Katrina Myricks, the Board voted unanimously to approve the preliminary plat subject to an additional 50-foot buffer along the southwest portion of Lot 3 that borders the commercially zoned property that is currently being used as residential identified by Tax Parcel No. 082E-21-002. Motion carried.

There was discussion regarding the Sign Ordinance update and the notice to adopt the FEMA and MEMA guidelines. No action was taken.

There was no further business to be presented.

ADJOURN

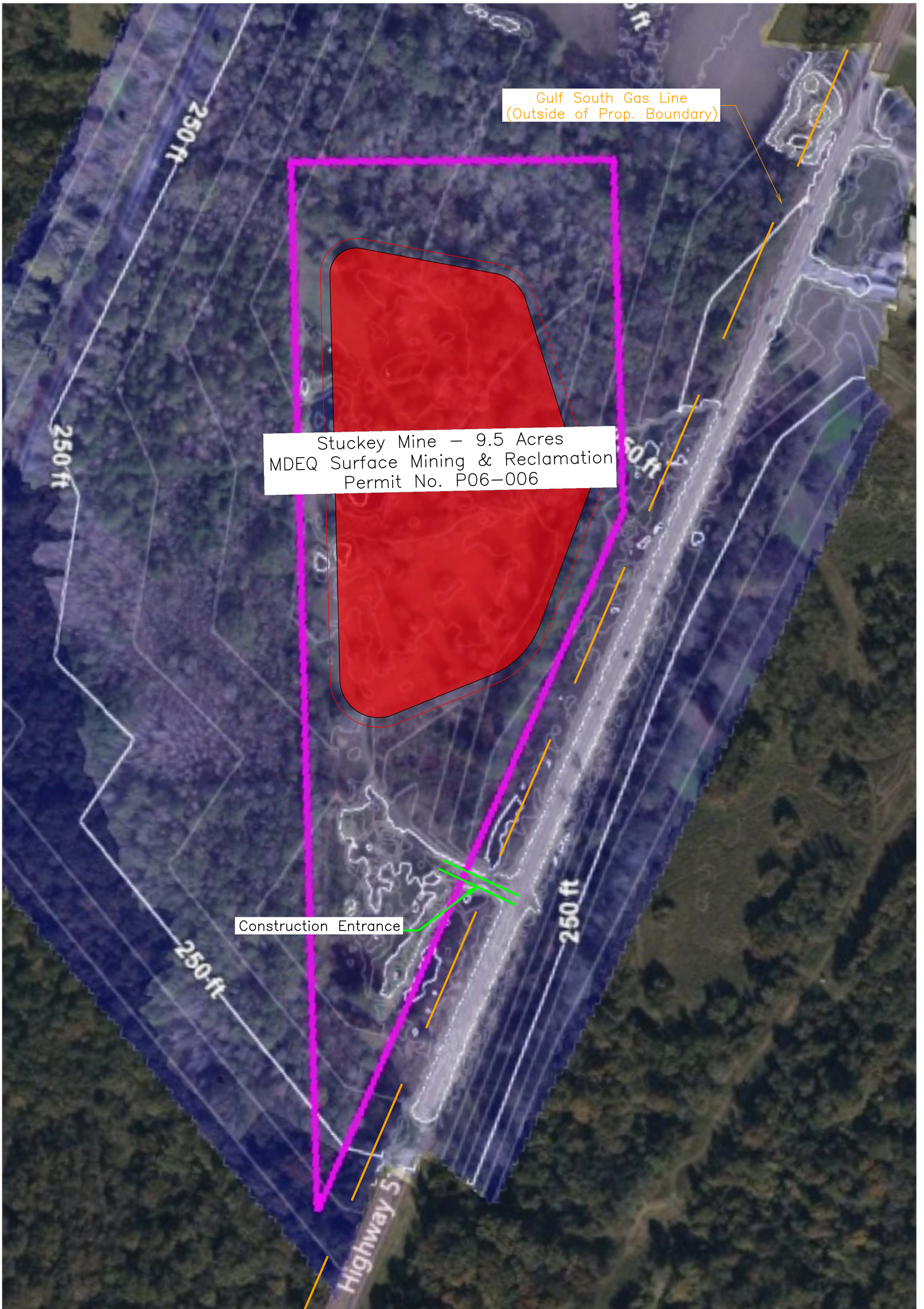
Commissioner Melanie Greer moved that the meeting be adjourned. The motion was seconded by Commissioner Sam McGaugh and approved unanimously. The Chairman declared the Motion carried.

WITNESS OUR hands, this the _____ day of _____, 2022.

MELANIE GREER, Chairman

Sam McGaugh, Vice Chariman/Secretary





Stuckey Mine - 9.5 Acres
MDEQ Surface Mining & Reclamation
Permit No. P06-006

Gulf South Gas Line
(Outside of Prop. Boundary)

Construction Entrance

Proposed Stuckey Mine
Site Plan

Key, LLC

ENGINEERS - CONSTRUCTORS
Post Office Box 590 - 219 Key Drive (39110)
MADISON, MS 39130-0590
601-898-9892 Fax 601-898-9896

Hz Scale: 1 : XXXX	Vt Scale: X
Drawn By:	Chkd By:
Revision History	
Revision	Initials
1	ea/m/rvr
Revision	
Revision	

BOOK 2666 PAGE 907 DOC 01 TY W
INST # 646529 MADISON COUNTY MS.
This instrument was filed for
record 5/17/11 at 9:08:03 AM
ARTHUR JOHNSTON, C.C. BY: HRM D.C.

Prepared by and after recording return to: Grantor's Name and Address: Grantee's Name and Address:

Taggart, Rimes & Usry, PLLC
Attention: Jamie Martin MSB #1892
1022 Highland Colony Parkway, Suite 101
Ridgeland, MS 39157
Telephone: 601.898.8400

Key Constructors, Inc.
P.O. Box 3140
Ridgeland, MS 39158
Telephone: 601 421 7869

Key Crete, LLC
219 Key Drive
Madison, MS 39110
Telephone: 601.898.9892

12.00
505
TAGGART, RIMES & USRY, PLLC
POST OFFICE BOX 3025
MADISON, MS 39130
P. 601.898.8400
F. 601.898.8420

Indexing Instructions: The real property described herein is situated in the E½, E½, SW¼, Section 22, T
8N, Range 2E, Madison County, MS

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **KEY CONSTRUCTORS, INC.**, a Mississippi corporation (the "Grantor"), does hereby sell, convey and warrant generally unto **KEY CRETE, LLC**, a Mississippi limited liability company (the "Grantee"), the property lying and being situated in Madison County, Mississippi, and being more particularly described on Exhibit A attached hereto, together with all oil, gas, mineral or other leases, rights or reservations belonging to the Grantor, and improvements situated thereon and all appurtenances hereunto belonging.

WITNESS THE SIGNATURE OF THE GRANTOR, effective as of the 5th day of May, 2011, although actually executed on the date set forth in the acknowledgment.

GRANTOR

KEY CONSTRUCTORS, INC.,
a Mississippi corporation

By: Jamie Martin

Title: President & Treas

EXHIBIT A

PROPERTY DESCRIPTION

The following described tract of land lying within the E 1/2, E 1/2, SW 1/4, Section 22, T8N, R2E, Madison County, Mississippi and more particularly described as follows:

Commence at a 2" iron pin marking the SW corner of Section 22, T8N, R2E, Madison County, Mississippi; thence North 89 degrees 36 minutes 49 seconds East along the South line of Section 22 for 2010.44 feet; thence North 01 degrees 25 minutes 00 seconds West for 469.67 feet to the POINT OF BEGINNING; THENCE North 01 degrees 25 minutes 00 seconds West for 2170.33 feet to an iron pin; thence North 89 degrees 36 minutes 49 seconds East for 670.15 feet to an iron pin; thence South 01 degrees 25 minutes 00 seconds East for 732.51 feet to an iron pin at the West R.O.W. of US Hwy. 51; thence South 23 degrees 45 minutes 16 seconds West along the West R.O.W. line of US Hwy. 51 for 1575.37 feet to the POINT OF BEGINNING and containing 22.33 acres more or less.

KEY CONSTRUCTORS, INC.,
a Mississippi corporation

By: *Joe J. Jones*

Title: *President + Treas*

STATE OF MISSISSIPPI
COUNTY OF Madison

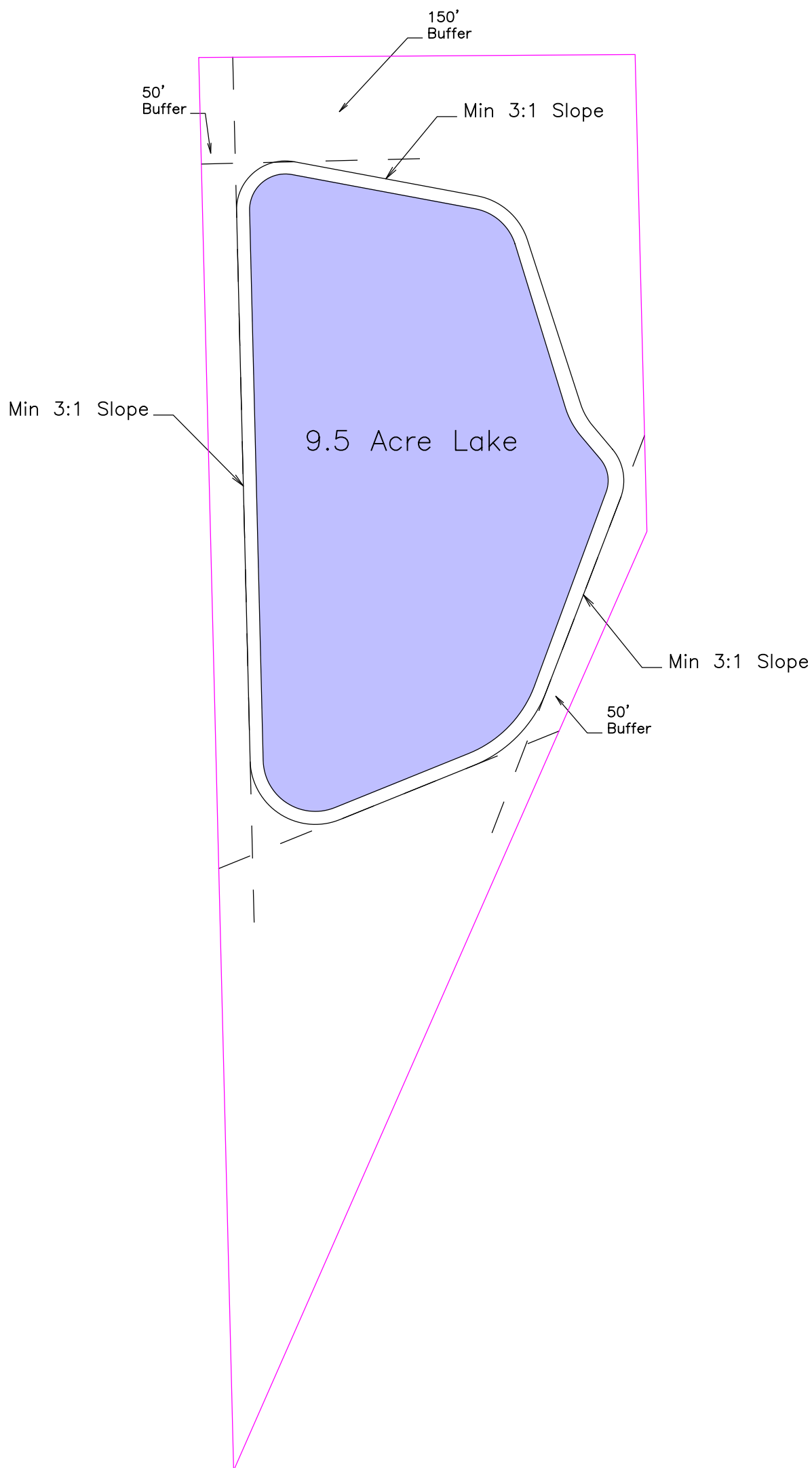
Personally appeared before me, the undersigned authority in and for the said county and state, on this 5th day of May 2011, within my jurisdiction, the within named Joe D. Jones, who acknowledged to me he is President of KEY CONSTRUCTORS, INC., a Mississippi corporation, and that for and on behalf of said corporation, and as its act and deed, he executed and delivered the above and foregoing instrument after first having been duly authorized by said corporation so to do.

Lisa M. Usry
Notary Public

My Commission Expires:

9/9/11

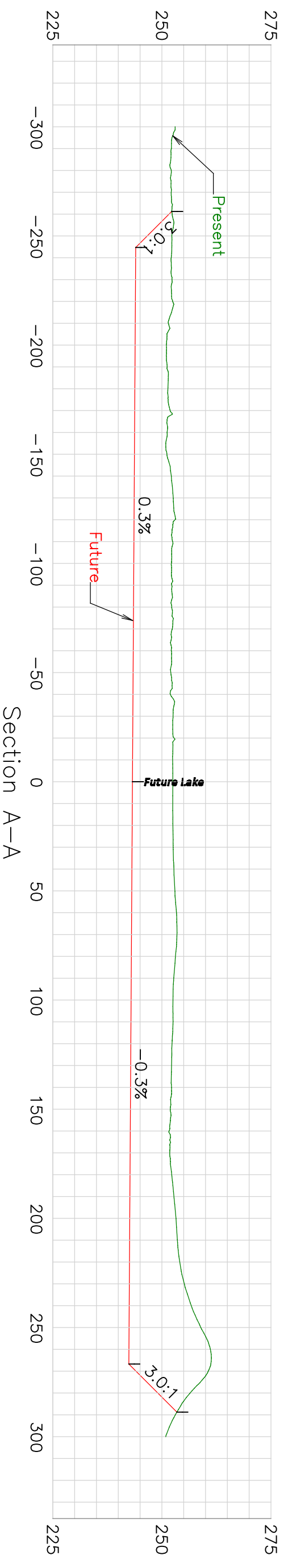
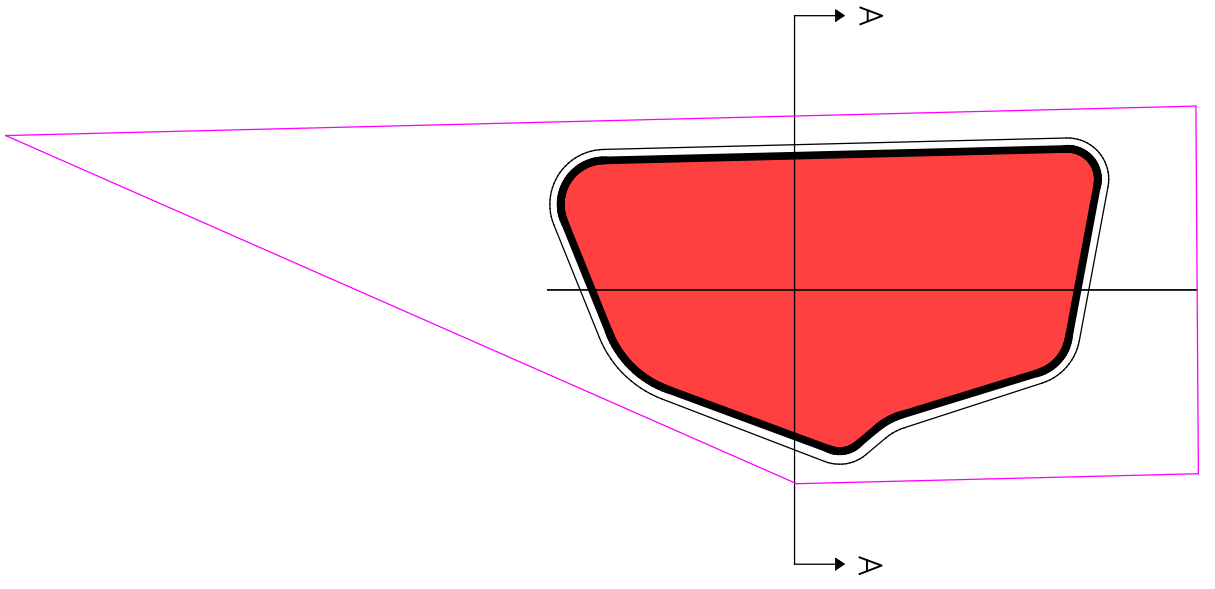




Proposed Stuckey Mine Reclamation Plan

Key, LLC
 ENGINEERS - CONSTRUCTORS
 Post Office Box 590 - 219 Key Drive (39110)
 MADISON, MS 39130-0590
 601-898-9892 Fax 601-898-9896

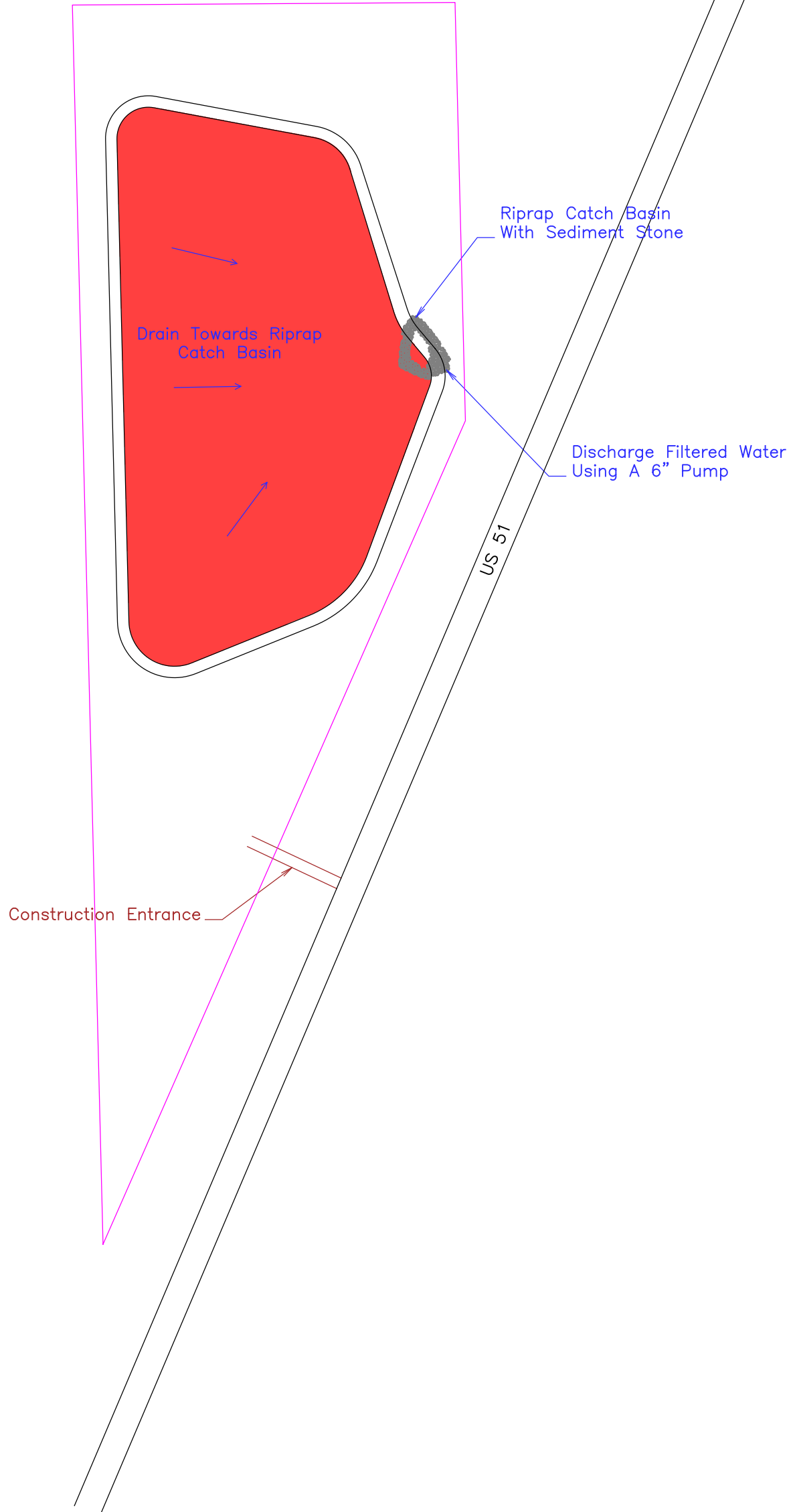
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Revision History	
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Revision	
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Key, LLC
 ENGINEERS - CONSTRUCTORS
 Post Office Box 590 - 219 Key Drive (39110)
 MADISON, MS 39130-0590
 601-898-9892 Fax 601-898-9896

Stuckey Mine
 Proposed Future Cross Section
 Reclamation Plan

Hz Scale: 1 : XXXX	Vt Scale: X		
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Revision History			
Revision	1	DD/MM/yyyy	Initials
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Revision			

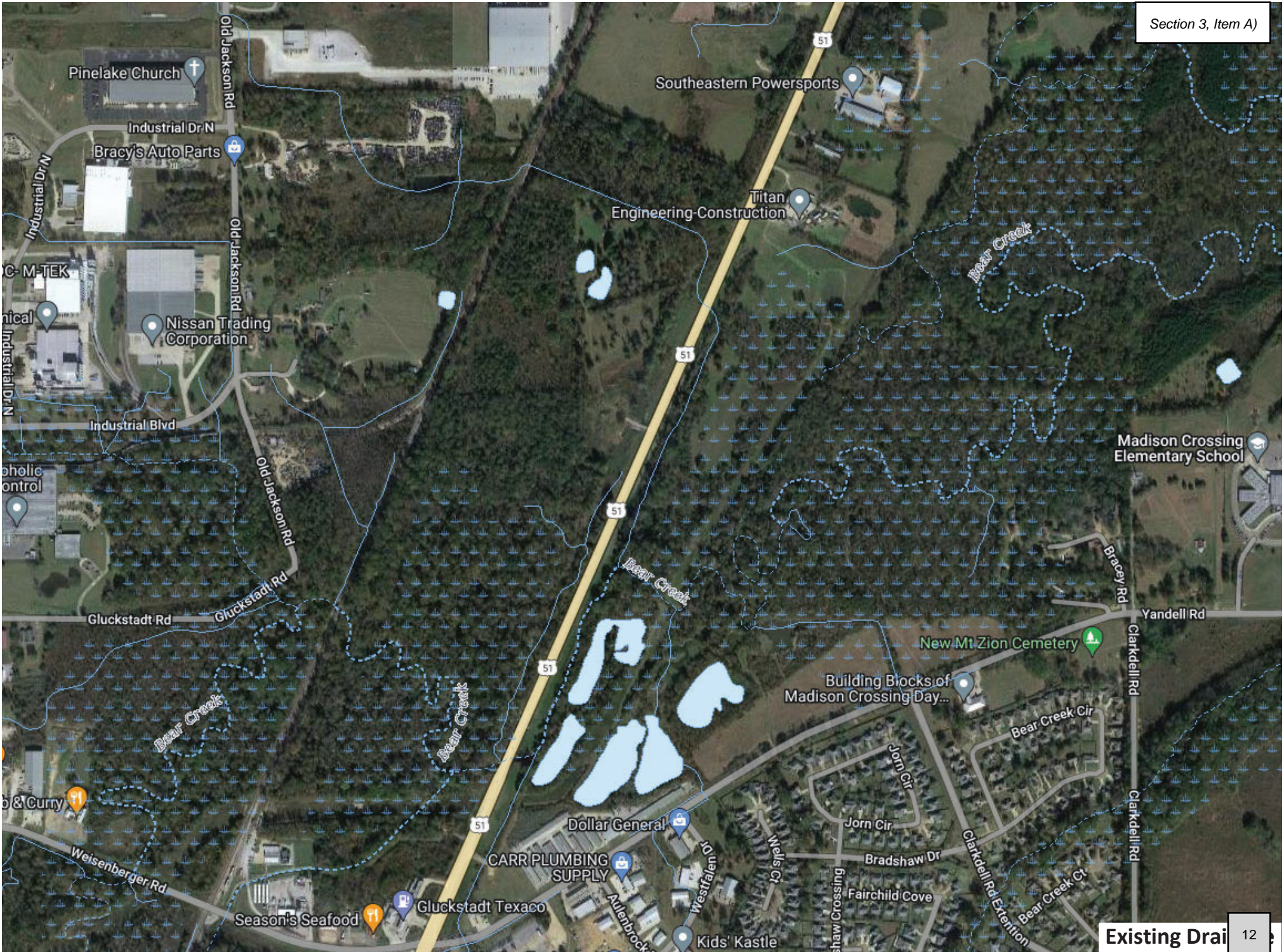


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Revision History	
Revision	Initials
1	ep/m/rvr
Revision	
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Revision	

Proposed Stuckey Mine
SWPPP

Key, LLC

ENGINEERS - CONSTRUCTORS
 Post Office Box 590 - 219 Key Drive (39110)
 MADISON, MS 39130-0590
 601-898-9892 Fax 601-898-9896



City of Gluckstadt

Application for Conditional Use

Subject Property Address: 1909 US-51, Gluckstadt, MS 39110

Parcel #: 082E-22-012/00.00

Owner: Key Crete, LLC

Applicant: Key, LLC

Address: 219 Key Drive
Madison, MS 39110

Address: 219 Key Drive
Madison, MS 39110

Phone #: (601) 898-9892

Phone #: (601) 898-9892 cell- (601) 441-7097

E-Mail: rwebster@keyllc.com

E-Mail: dporter@keyllc.com

Current Zoning District: R-1 (one small strip of C-1 on property but that areas will not be used)

Acreage of Property (If applicable): 22.33

Use sought of Property: Surface Mining of Borrow Excavation to use
at Madison Cnty Proj. No. STP-6900-00(003)LPA/106992-701000 - Reunion Pkwy Phase III

Requirements of Applicant:

1. Letter demonstrating how the proposed use will comply with or otherwise satisfy the requirements for granting a Conditional Use pursuant to Section 804.01 of the Zoning Ordinance.
2. Copy of written legal description.
3. Additional items may be requested depending on the nature and status of the proposed development or property.
4. \$ 250.00 fee required for processing
5. Sie Plan as required in Section 807-810

Requirements for Granting Conditional Use: (Section 805.01, Zoning Ordinance)


A Conditional Use shall not be granted unless satisfactory provisions and arrangements have been made concerning all the following:

- (a). Ingress and egress to property and proposed structures
- (b). Off-Street parking and loading areas
- (c). Refuse and service areas
- (d). Utilities, with reference locations, availability, and compatibility.
- (e). Screening and buffering with reference to type, dimensions, and character.
- (f). Required yards and other open spaces.
- (g). General compatibility with adjacent properties and other properties in the district.
- (h). Any other provisions deemed applicable by the Mayor and Board of Aldermen.

Applicant shall be present at the Planning and Zoning Commission meeting and Mayor and Board of Alderman meeting. Documents shall be submitted thirty (30) days prior to the Planning and Zoning Commission meeting.

Applicant is responsible for complying with all applicable requirements of the Zoning Ordinance.

By signing this application, it is understood and agreed that permission is given to the Zoning Administrator to have a sign erected on subject property, giving notice to the public that said property is being considered for a dimensional variance.


General Counsel of Key, LLC
Applicant Signature

12 / 1 / 2022
Date


Manager/Owner of Key Crete, LLC
Property Owner Signature

12 / 1 / 2022
Date

City of Gluckstadt

Application for Site Plan Review

Subject Property Address: 1909 US-51, Gluckstadt, MS 39110

Parcel #: 082E-22 -012/00.00

Owner: Key Crete, LLC

Applicant: Key, LLC

Address: 219 Key Drive
Madison, MS 39110

Address: 219 Key Drive
Madison, MS 39110

Phone #: (601) 898-9892

Phone #: (601) 898-9892

E-Mail: dporter@keyllc.com

E-Mail: dporter@keyllc.com

Current Zoning District: R-1 (one small strip of C-1 but that area will not be used)

Acreage of Property (If applicable): 22.33

Use sought of Property: Surface Mining of Borrow Excavation to
use at Madison Cnty Proj. No. STP-6988-00(003)LPA/106992-701000 - Reunion Pkwy Phase III

Requirements of Applicant:

1. Copy of written legal description.
2. Site Plan as required in Sections 807-810 of City of Gluckstadt Zoning Ordinance
3. Color Rendering & Elevations at time of submittal

Requirements for Site Plan Submittal (Refer to Section 807, Gluckstadt Zoning Ordinance)

Nine (9) copies of the site plan shall be prepared and submitted to the Zoning Administrator. Digital copies are acceptable. Three (3) hard copies are required.

Site Plan Specifications (Section 809, Zoning Ordinance)

- A. Lot Lines (property lines)
- B. Zoning of the adjacent lots
- C. The names of owners of adjacent lots
- D. Rights of way existing and proposed streets, including streets shown on the adopted Throughfares plan
- E. Access ways, curb cuts, driveways, and parking, including number of parking spaces to be provided
- F. All existing and proposed easements
- G. All existing and proposed water and sewer lines. Also, the location of all existing and proposed fire hydrants.
- H. Drainage plan showing existing and proposed storm drainage facilities. The drainage plan shall indicate adjacent off site drainage courses and projected storm water flow rates from off-site and on-site sources.

- I. Contours at vertical intervals of five (5) feet or less.
- J. Floodplain designation, according to FEMA Maps.
- K. Landscaped areas and planting screens.
- L. Building lines and the locations of all structures, existing and proposed
- M. Proposed uses of the land and buildings, if known
- N. Open space and recreation areas, where required.
- O. Area in square feet, and/or square acres of parcel
- P. Proposed gross lot coverage in square feet
- Q. Number and type of dwelling units where proposed
- R. Location of sign structures and drawings. (Section 701)
- S. Location of garbage dumpster and enclosure. (Section 406.06)
- T. Any other data necessary to allow for a through evaluation of the proposed use, including a traffic study.

Applicant shall be present at the monthly meeting of the Planning and Zoning Commission when site plan is on the agenda for consideration; additionally, applicant shall be present at the Mayor and Board of Alderman meeting when the site plan is on the agenda for final approval.

Applicant is responsible for complying with all applicable requirements of the Gluckstadt Zoning Ordinance.

Site Plans shall be submitted by the 5:00 pm on the 5th day of the month, immediately preceding the next regular meeting of the Planning and Zoning Commission. No Exceptions.

Once submitted to the Planning & Zoning Administrator for approval to add to the Planning and Zoning Commission’s agenda, no amendments or changes shall be made to the site plan. If you wish to submit changes, you will be required to resubmit by the 5th of the following month for the next monthly meeting of the Planning and Zoning Commission.

Attestation: By signing this application, the applicant agrees to all the terms and conditions laid out in this document. Approval of site plan is subject to Board approval.


 Applicant Signature

12/1/2022
 Date

CITY OF GLUCKSTADT BUILDING DEPARTMENT
OFFICE USE ONLY

Date Received: _____

Application Complete & Approved to Submit to P&Z Board (please check):

Yes _____ No _____

Signature: _____
 Planning & Zoning Administrator (or Authorized Representative)

ENGINEERS – CONSTRUCTORS
Post Office Box 590 - 219 Key Drive (39110)
MADISON, MS 39130-0590
601-898-9892 Fax 601-898-9896

December 1, 2022

Via Hand-Delivery

CITY OF GLUCKSTADT, MS
Planning and Zoning Commission
343 Distribution Drive
Madison, MS 39110

RE: Application for Conditional Use; Stuckey Mine – MDEQ Surface Mining General and Reclamation Permit No. P06-006; Madison County Proj. No. STP-6900-00(003)LPA/106992-701000

Dear Commission:

Pursuant to the City of Gluckstadt's Ordinance No. 2021-4, Sec. 805.01, enclosed please find Key, LLC's Application for Conditional Use to operate a surface mining pit to support the construction of the proposed Madison County Proj. No. STP-6900-00(003)LPA/106992-701000 – Reunion Parkway Phase III. In support of its Application, Key would respectfully show the following:

1. The "Property" subject to this Application is a 22.33-acre tract located at 1909 US-51. The Property is owned by Key Crete, LLC, a subsidiary of Key, LLC.
2. The Property contains a 15-acre borrow excavation pit known as the "Stuckey Mine." The Stuckey Mine has been granted permission to conduct mining operations by the Mississippi Dept. of Environmental Quality under Surface Mining and Reclamation Permit No. P06-006.
3. The Property is primarily zoned as Residential Estate District (R-1), with the exception of a small strip of General Commercial District (C-1) in the southerly portion of the tract. The Stuckey Mine area of the Property that is proposed to be used is approx. 9 acres and is entirely zoned R-1.
4. Under Ordinance 2021-4, Art. X, Sec. 1002, the City expressly provides that

mining operations are a Conditional Use in R-1 districts:

[A Conditional Use of R-1 includes] [e]xtract[ing] of minerals, . . . sand and gravel, provided that when "open-pit" operations are proposed, a Reclamation Plan shall be approved by the Mayor and Board of Aldermen prior to the initiation of such open pit mining operations. The operator must obtain the required permits and approvals, which shall not be transferrable, from other governmental entities and provide the Mayor and Board of Aldermen with written proof of same.

5. In accordance with Ordinance 2021-4, Art. X, Sec. 1002, a proposed Reclamation Plan for the Stuckey Mine is included with this submission. Further, Key, LLC, as the applicant and proposed operator of the Stuckey Mine, is the holder of MDEQ Surface Mining and Reclamation Permit No. P06-006, which authorizes Key, LLC to conduct surface mining operations at the Stuckey Mine.

To satisfy any remaining Application requirements of Ordinance 2021-4, Sec. 805.01, including subsections (A) - (I), Key has enclosed a \$250.00 check for the application processing fee, and also submits nine (9) copies of the following Exhibits:

- Exhibit A:** Copy of Warranty Deed with Legal Description
- Exhibit B:** Copy of MDEQ Surface Mining and Reclamation Permit No. P06-006 covering the Stuckey Mine
- Exhibit C:** Application for Site Plan Review and Supporting Documents
- Exhibit C-1:** Site Map with Color Rendering and Current Elevations, all existing utility lines and the entrance to the Property
- Exhibit C-2:** Lot Lines and Names of Adjacent Landowners
- Exhibit C-3:** Zoning of the Property and Adjacent Lots

Key would show that the lots surrounding the Property are undeveloped R-1 tracts, Highway Commercial (C-2) tracts, or Heavy Industrial (I-2) tracts. Therefore, there is a much lower likelihood that the mining activities would adversely impact

nearby properties.

Further, the mining activity timeline contemplated under the Project would be from March 1, 2023 through March 1, 2025. Key would request to operate the Stucky Mine Monday through Sunday, 7am to 6pm, during that timeline.

Exhibit C-4: Map showing Existing Contours of Property

Exhibit C-5: Maps showing Stormwater and Draining Plan

Exhibit C-6: FEMA Flood Map

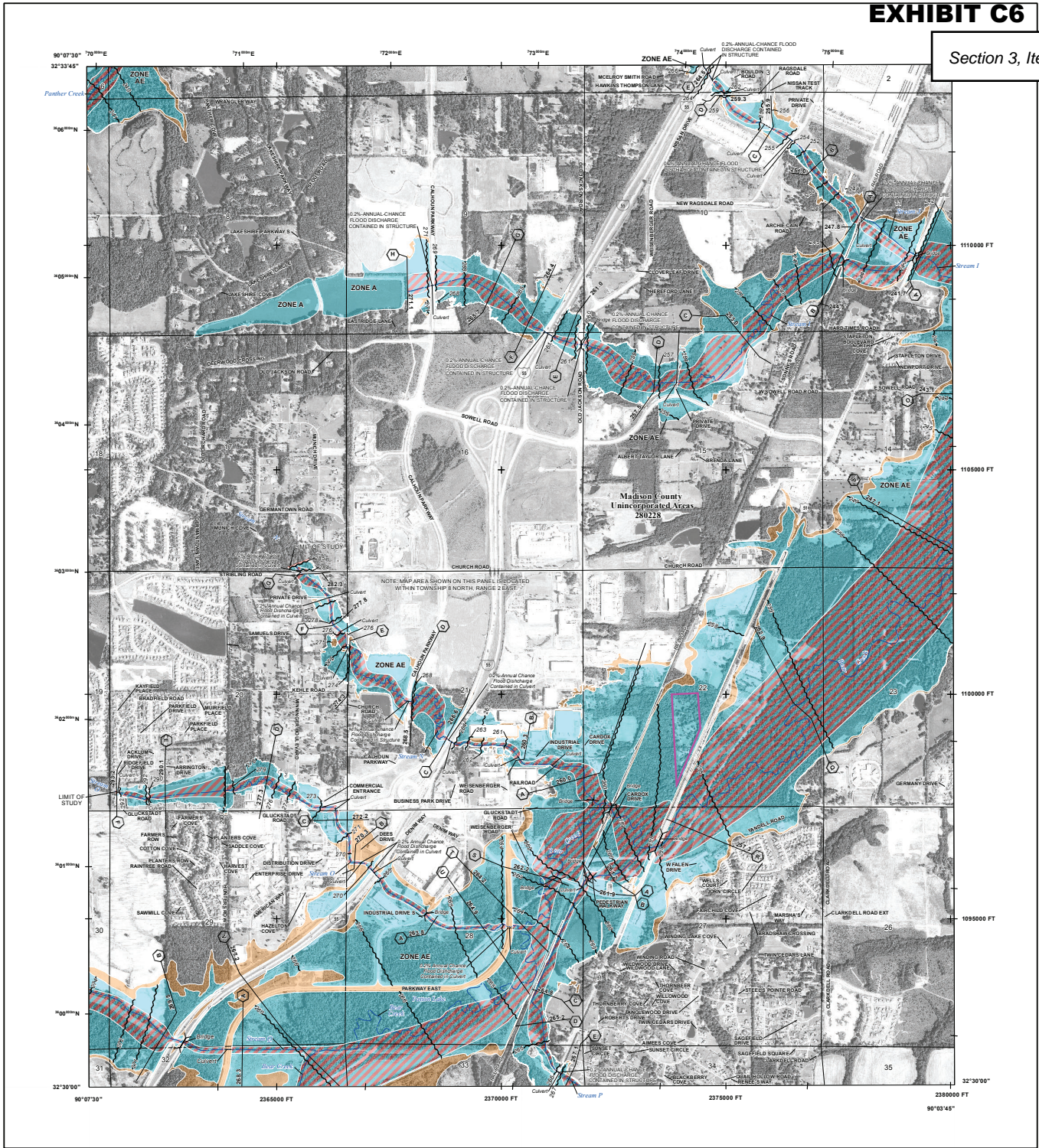
Exhibit C-7: Maps showing reclamation plan for Property

Therefore, for these reasons and those to be presented at a Public Hearing on this matter, Key respectfully requests that the City approve Key's Application for a Conditional Use to operate the Stuckey Mine to support the construction of the proposed Madison County Proj. No. STP-6900-00(003)LPA/106992-701000 – Reunion Parkway Phase III.

Sincerely,



Dave Porter
General Counsel



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
 THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING
 DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT
[HTTP://MSC.FEMA.GOV](http://MSC.FEMA.GOV)

- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE) Zone A, AE, APB
 - With BFE or Depth Zone AE, AD, AH, VE, AR
 - Regulatory Floodway
 - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee See Notes, Zone X
 - Area with Flood Risk due to Levee Zone D
- OTHER AREAS OF FLOOD HAZARD**
 - NO SCREEN Area of Minimal Flood Hazard Zone X
 - Area of Undetermined Flood Hazard Zone D
- OTHER AREAS**
 - Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall
- GENERAL STRUCTURES**
 - Cross Sections with 1% Annual Chance Water Surface Elevation
 - Coastal Transect
 - Coastal Transect Baseline
 - Profile Baseline
 - Hydrographic Feature
- OTHER FEATURES**
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary

NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with the FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information Exchange at 1-877-FEMA-MAP (1-877-336-6277) or visit the FEMA Flood Map Service Center website at <http://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of the map. Many of these products can be ordered at a discount directly from the website.

Communities desiring to use adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Map Service Center at the number listed above.

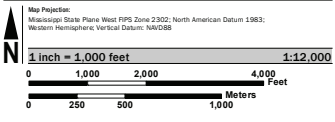
For community and countywide map sales refer to the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

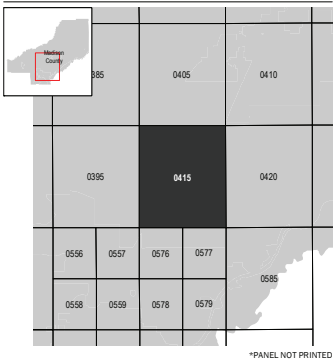
Base map information shown on this FIRM was derived from digital orthophotography collected by the U.S. Department of Agriculture Farm Service Agency. This imagery was flown in 2014 and was produced with a 1 meter ground sample distance.

This map was produced through the Mississippi Risk Map Program, a cooperative partnership between the State of Mississippi and the Department of Homeland Security Federal Emergency Management Agency.

SCALE



PANEL LOCATOR



National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
 FLOOD INSURANCE RATE MAP
MADISON COUNTY, MISSISSIPPI
 and Incorporated Areas
 PANEL 415 of 625

Panel Contains:
COMMUNITY
MADISON COUNTY

NUMBER PANEL SUFFIX
280228 0415 G

PRELIMINARY
2/9/2018

VERSION NUMBER
2.3.3.3
MAP NUMBER
28089C0415G
MAP REVISED

20



State of Mississippi
TATE REEVES
Governor

MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY
CHRIS WELLS, EXECUTIVE DIRECTOR

February 03, 2021

Key, LLC
Mr. Paul McPhail
P. O. Box 590 - 219 Key Drive
Madison, MS 39130-0590

Dear Mr. McPhail:

Your Surface Mining Permit No. P06-006 for 15 acres in Madison County, Mississippi, has been renewed. The new expiration date is 03/21/26.

Sincerely,

David Dockery, RPG
State Geologist and Director
MDEQ Office of Geology

**State of Mississippi
Surface Mining and Reclamation
PERMIT**

TO CONDUCT SURFACE MINING OPERATIONS
IN ACCORDANCE WITH THE
MISSISSIPPI SURFACE MINING AND RECLAMATION LAW
MISS. CODE ANN. § 53-7-1 ET SEQ.

THIS CERTIFIES THAT

Key, LLC

has been granted permission to
conduct surface mining operations in accordance with the requirements and conditions
set forth herein in the operation of the

**Stuckey Mine
Madison County, Mississippi.**

This permit is issued in accordance with the provisions of the Mississippi Surface Mining and
Reclamation Law, Miss. Code Ann. § 53-7-1 et seq., and the regulations and standards adopted
and promulgated thereunder.

MISSISSIPPI ENVIRONMENTAL QUALITY PERMIT BOARD

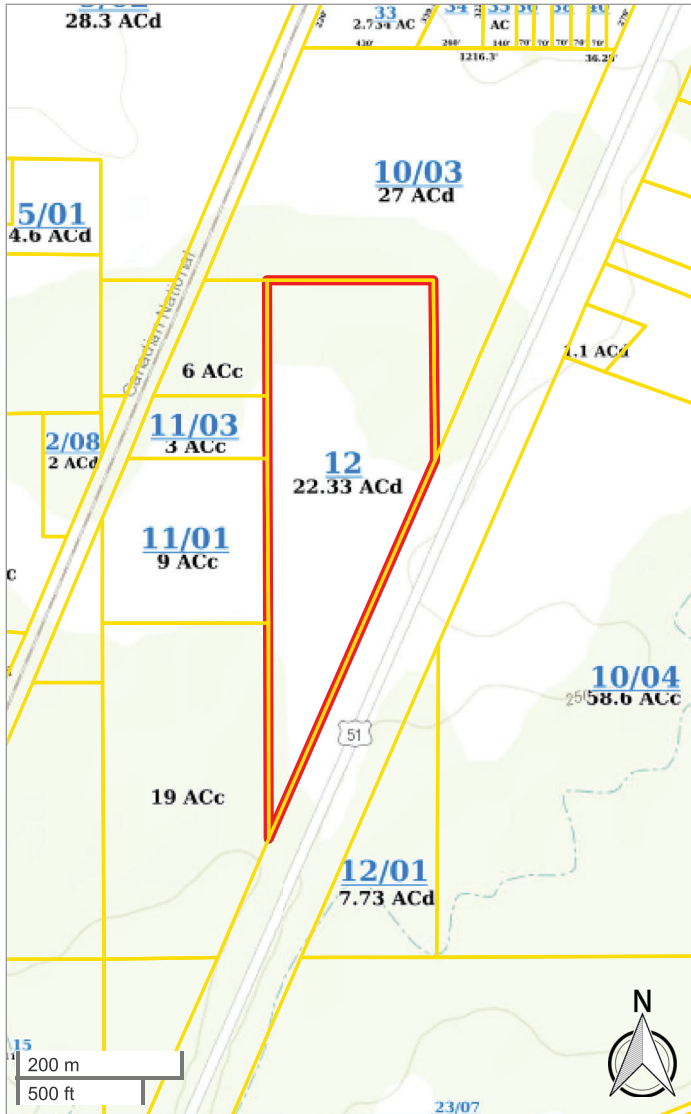


AUTHORIZED SIGNATURE

MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY

Issued: March 21, 2006
Expires: Five years from date of issuance

Permit No. P06-006
Application No. A1575



Madison County, MS

Madison County online map access is provided as a public service, as is, as available and without warranties, expressed or implied. Content published on this website is for informational purposes only, and is not intended to constitute a legal record nor should it be substituted for the advice or services of a licensed professional. Parcel map information is prepared for the inventory of real property found within County jurisdiction and is compiled from recorded deeds, plats, and other public documents in accordance with Land Records Technical Specifications for Base, Cadastral and Digital Mapping Systems. Users are hereby notified that the aforementioned public record sources should be consulted for verification of information. With limited exception, data available on this website originates from Madison County Land Records GIS and is maintained for the internal use of the County. The County of Madison and the Website Provider disclaim all responsibility and legal liability for the content published on this website. The user agrees that Madison County and its Assigns shall be held harmless from all actions, claims, damages or judgments arising out of the use of County data.

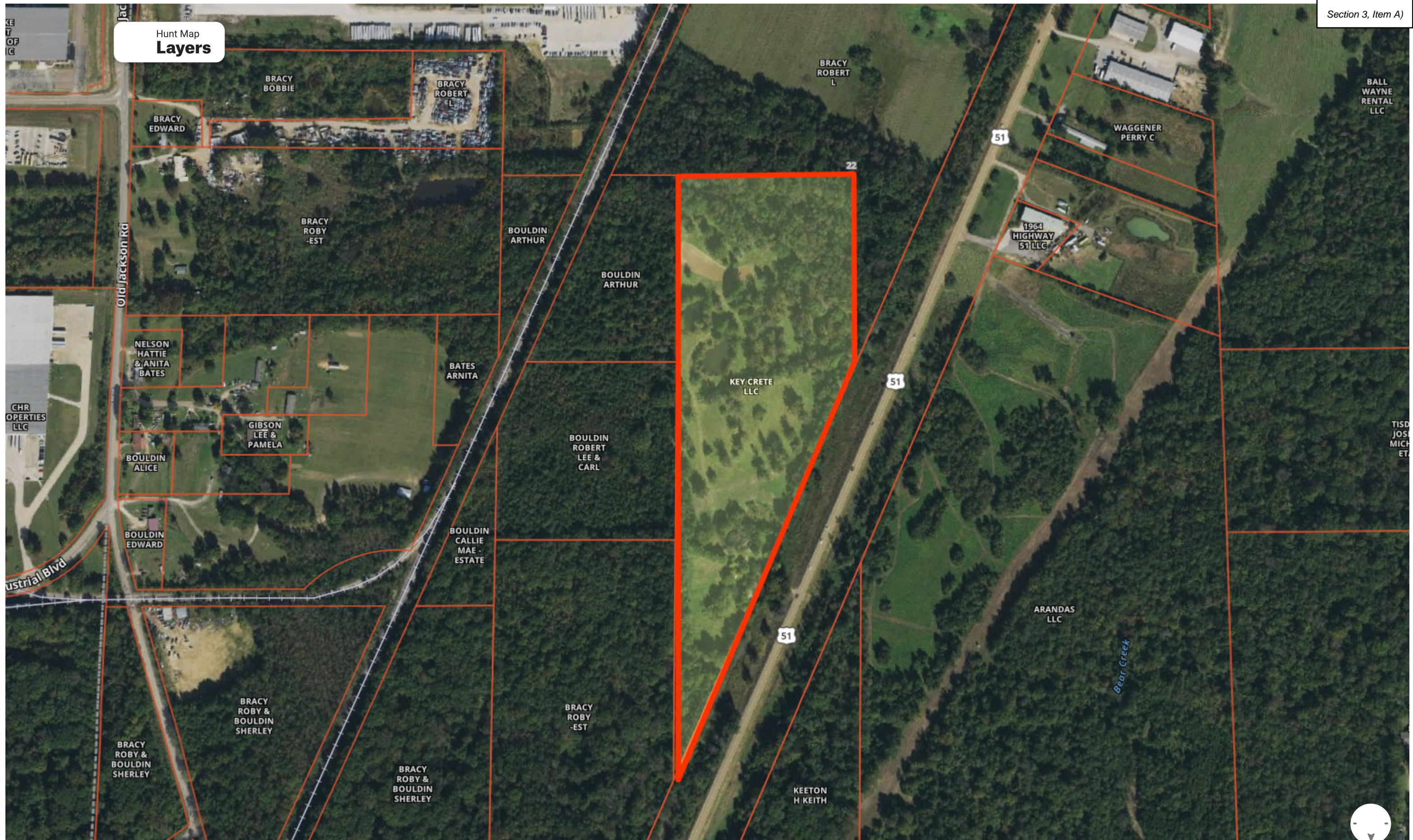
PPIN:	23095
PARCEL_ID:	082E-22-012/00.00
OWNERNAME:	KEY CRETE LLC
ADDRESS1:	219 KEY DR
ADDRESS2:	
CITY:	MADISON
STATE:	MS
ZIP:	39110
TOTAL_AC:	22.33
STREET_NUM:	1909
STREET:	HWY 51
SECTION:	22
TOWNSHIP:	08N
RANGE:	02E
LEGAL1:	22.33 AC IN E 1/2 E 1/2 SW 1/4 W OF HWY
TAX_DIST:	4GM
LAND_VAL:	226940
IMP_VAL1:	0
IMP_VAL2:	0
TOTALVALUE:	226940
DEED_BOOK:	2666
DEED_PAGE:	907

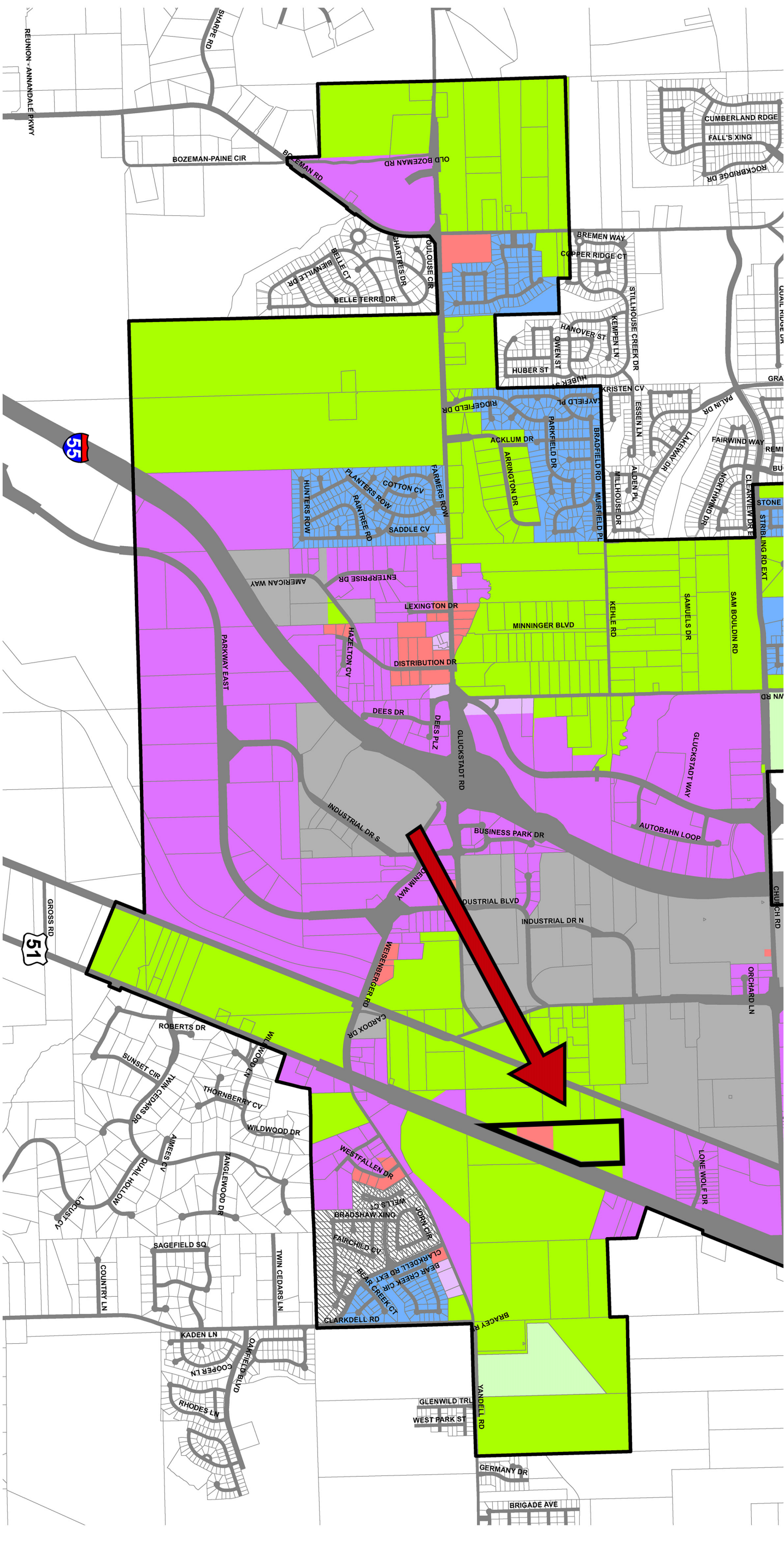


Madison County Tax Assessor
Norman A. Cannady Jr

Canton Location
125 W North St
(601) 879-9537
Court House Annex
PO Box 292
Canton, MS 39046

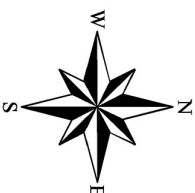
Date Printed: 11/28/2022





BRIDGE & WATSON, INC.
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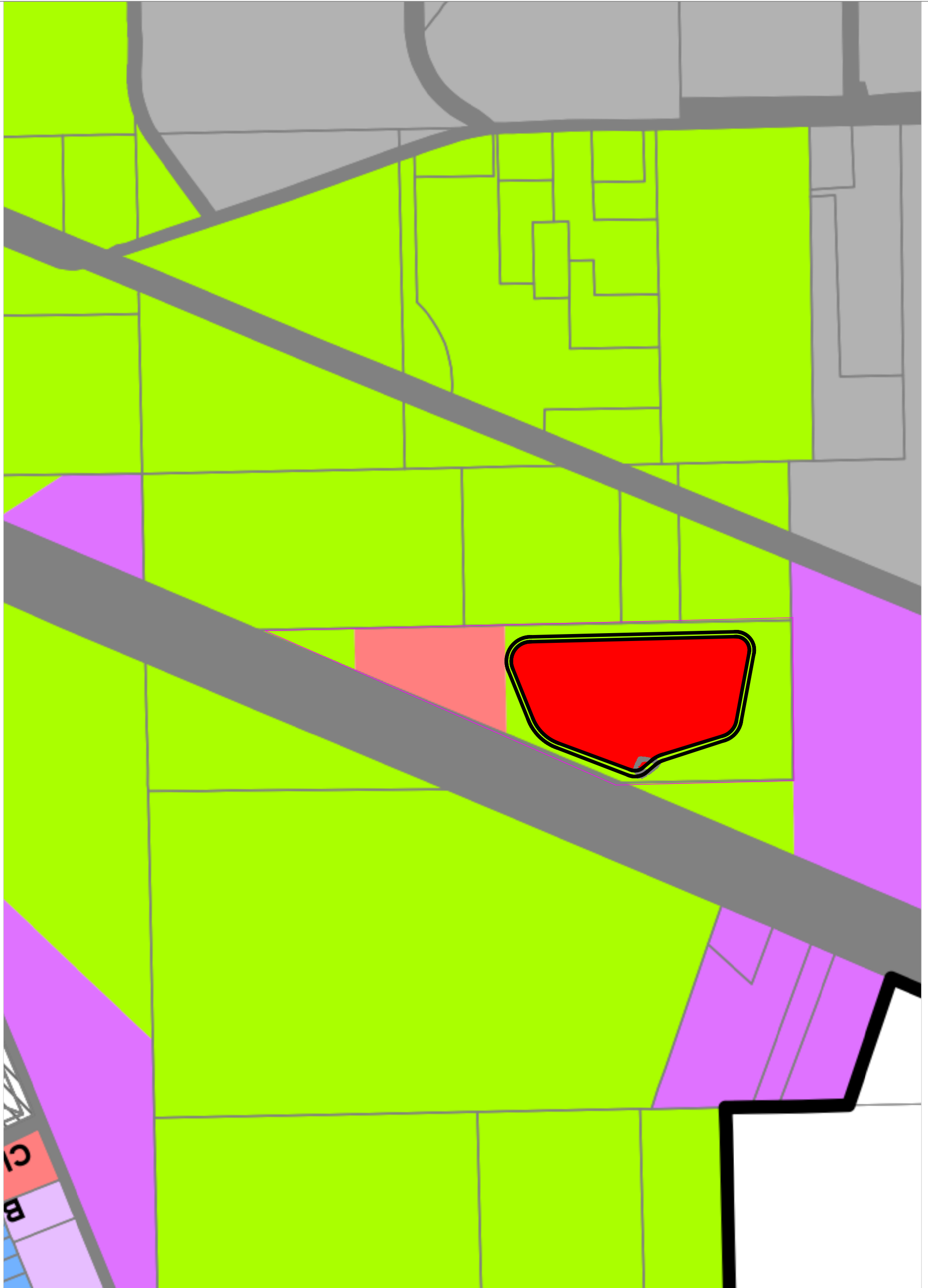
Official Zoning Map
City of Gluckstadt, Mississippi
 Adopted December 16, 2021



This map is accurate for planning purposes only.

Data Sources:
 Madison County web viewer (08/2021);
 Bridge & Watson, Inc.

November 2, 2021



Revision			
Revision			
Revision			
Revision	1	ea/m/rv	
Revision History			Initials
Drawn By:		Chkd By:	
Hz Scale: 1 : XXXX		Vt Scale: X	

Proposed Stuckey Mine
City of Gluckstadt Zoning Map

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